

THE MOORS

Club Center: 17321 N.W. 66th Ct., Miami, FL 33015 Tel: (305) 821-9923 Fax: (305) 821-5401
www.themoors.com

BUDGET MEETING

August 29, 2025

RE: TOWNVILLAS MAINTENANCE ASSOCIATION PROPOSED 2026 BUDGET

Dear Townvillas Homeowner:

The Townvillas proposed 2026 budget will be reviewed at the Budget meeting, which is scheduled on **THURSDAY, SEPTEMBER 11, 2025, AT 6:30 PM**, at the Administration Office Building 17321 NW 66 CT., Miami FL 33015.

Below is the breakdown of 2026 maintenance fees.

| | Townvillas 2025 | Townvillas 2026 | Master 2026 | Combined 2026 |
|--------------------|--------------------|--------------------|----------------|------------------|
| (A) Middle Unit | \$112.00 | \$112.00 | \$183.00 | \$295.00 |
| (B) End Unit | \$112.00 | \$112.00 | \$183.00 | \$295.00 |
| (C) Two Story Unit | \$112.00 | \$112.00 | \$183.00 | \$295.00 |

If you would like more information please contact the onsite office Admin Carla Flores for further details at 305-821-9923 or myself at manager@themoors.com.

Reminder - Townvillas Association DOES NOT carry property insurance for the units. You must obtain hazard and flood coverage in your homeowner's insurance policy.

PAINT COLORS currently under consideration by the Board of Directors. Painting project will begin in 90 days. Owners interested please attend the September and November meetings for details.

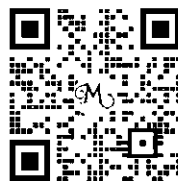
Respectfully,
FOR THE BOARD OF DIRECTORS

Doris Prado

Community Association Manager



17321 NW 66 CT Miami, FL 33015
Tel. 305-821-9923; Fax. 305-821-5401



Moors Digital Newsletter
Website: www.themoors.com

**TOWNVILLAS
MAINTENANCE ASSOC.**

**Proposed 2026 Budget
Jan. 1, 2026- Dec.31,2026**

Signature _____

| GL CODE | BUDGET LINE ITEM | Approved 2025 Budget | | Proposed 2026 Budget | |
|------------|---------------------------------|----------------------|---------------------|----------------------|---------------------|
| | | MONTHLY | ANNUAL | MONTHLY | ANNUAL |
| | INCOME | | | | |
| 40000 | Assessment Income | \$21,295.00 | \$255,540.00 | \$20,999.00 | \$251,988.00 |
| 40002-00 | Reserve Income | \$11,743.58 | \$140,922.96 | \$12,040.86 | \$144,490.26 |
| 40004 | Reserve Painting-Spec Assess | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 40065 | Violation Fees Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 40081 | Reserve Interest | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | Miscellaneous income | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 41027-00 | Common Area Income(PH) | \$318.00 | \$3,816.00 | \$318.00 | \$3,816.00 |
| | TOTAL REVENUE | \$33,356.58 | \$400,278.96 | \$33,357.86 | \$400,294.26 |
| | EXPENSES | | | | |
| | ADMINISTRATIVE | | | | |
| 50005 | Accounting Fees | \$347.00 | \$4,164.00 | \$347.00 | \$4,164.00 |
| 50012-00 | Bad Debts | \$400.00 | \$4,800.00 | \$300.00 | \$3,600.00 |
| 50045-00 | Legal Fees | \$100.00 | \$1,200.00 | \$100.00 | \$1,200.00 |
| 50050-00 | License, Taxes, Permit | \$100.00 | \$1,200.00 | \$75.00 | \$900.00 |
| 50075 | Office Supplies/Postage | \$176.00 | \$2,112.00 | \$50.00 | \$600.00 |
| | TOTAL ADMIN | \$1,123.00 | \$13,476.00 | \$872.00 | \$10,464.00 |
| | INSURANCE | | | | |
| 52030 | Multiperil/Property Ins. | \$1,418.00 | \$17,016.00 | \$1,418.00 | \$17,016.00 |
| | TOTAL INSURANCE | \$1,418.00 | \$17,016.00 | \$1,418.00 | \$17,016.00 |
| | UTILITIES | | | | |
| 54050-00 | Electric | \$900.00 | \$10,800.00 | \$842.00 | \$10,104.00 |
| | TOTAL UTILITIES | \$900.00 | \$10,800.00 | \$842.00 | \$10,104.00 |
| | CONTRACTS | | | | |
| 60090 | Lawn Maintenance Contract | \$8,354.00 | \$100,248.00 | \$8,354.00 | \$100,248.00 |
| 61000 | Management Services | \$1,328.00 | \$15,936.00 | \$1,381.00 | \$16,572.00 |
| | TOTAL CONTRACTS | \$9,682.00 | \$116,184.00 | \$9,735.00 | \$116,820.00 |
| | OPERATIONAL | | | | |
| | **REPAIRS/MAINTENANCE** | | | | |
| 70045 | R&M- Electrical | \$290.00 | \$3,480.00 | \$250.00 | \$3,000.00 |
| 70060 | R&M- General | \$800.00 | \$9,600.00 | \$800.00 | \$9,600.00 |
| 70135 | Landscaping Extras | \$2,500.00 | \$30,000.00 | \$2,500.00 | \$30,000.00 |
| 70138 | Tree Trimming | \$2,000.00 | \$24,000.00 | \$2,000.00 | \$24,000.00 |
| 70048-28 | Irrigation Repairs | \$2,500.00 | \$30,000.00 | \$2,500.00 | \$30,000.00 |
| 70155 | Drain cleaning | \$400.00 | \$4,800.00 | \$400.00 | \$4,800.00 |
| | TOTAL OPERATIONAL | \$8,490.00 | \$101,880.00 | \$8,450.00 | \$101,400.00 |
| | RESERVES | | | | |
| 80000-00 | Reserve Transfer | \$11,743.58 | \$140,922.96 | \$12,040.86 | \$144,490.26 |
| | TOTAL RESERVES | \$11,743.58 | \$140,922.96 | \$12,040.86 | \$144,490.26 |
| | TOTAL EXPENSES | \$33,356.58 | \$400,278.96 | \$33,357.86 | \$400,294.26 |
| | Monthly BASE FEE per unit/month | \$112.00 | | | |
| | | | | 2026 | 2025 |
| | "A" UNIT (Middle-105) | | | \$112.00 | \$112.00 |
| | "B" UNIT (End-143) | | | \$112.00 | \$112.00 |
| | "C" UNIT (2 story-47) | | | \$112.00 | \$112.00 |

| GL CODE | LINE ITEM | ESTIMATED REPLACEMENT COST | RESERVES AS OF 12/31/2025 | BALANCE TO BE FUNDED | REMAINING LIFE (YEARS) | 2026 ANNUAL AMOUNT | 2026 MONTHLY AMOUNT | COMMENTS |
|-----------|------------------------|----------------------------|---------------------------|----------------------|------------------------|--------------------|---------------------|-------------------------------------|
| 30000-06 | Contingency | 10,000 | 10,000 | \$0 | 0 | \$0 | \$0 | |
| 30000-11 | Drain Repairs | 100,000 | 90,970 | \$9,030 | 4 | \$2,258 | \$188 | |
| 30000-245 | Hurricane Contingency | 49,996 | 49,996 | \$0 | 1 | \$0 | \$0 | |
| 30000-27 | Irrigation Equipment | \$17,999 | \$17,999 | \$0 | 1 | \$0 | \$0 | |
| 30000-32 | Landscape Replacements | 98,001 | 98,001 | \$0 | 1 | \$0 | \$0 | |
| 30000-33 | Mailboxes | 56,000 | 56,000 | \$0 | 1 | \$0 | \$0 | |
| 30000-40 | Paint Exterior | 585,000 | 0 | \$585,000 | 7 | \$83,571 | \$6,964 | (Scheduled to be done in 2025-2026) |
| 30000-65 | Sealcoating/Paving | 440,000 | 264,016 | \$175,984 | 3 | \$58,661 | \$4,888 | |
| 30000-68 | Street Lights | 24,003 | 24,003 | \$0 | 1 | \$0 | \$0 | |
| 30080 | Interest | 0 | 8,640 | | | | | *****Transfer \$20,000 to Paving |
| | RESERVES TOTAL | \$1,380,999 | \$619,625 | \$770,014 | | \$144,490 | \$12,041 | |